

Account Number: 07813007



Address: 4501 MARGUERITE LN

City: FORT WORTH

Georeference: 7850D-17-17

Subdivision: COLUMBUS HEIGHTS ADDITION

Neighborhood Code: 4S004E

Latitude: 32.6234480278 Longitude: -97.3899402223

TAD Map: 2030-348 **MAPSCO:** TAR-103P





This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COLUMBUS HEIGHTS

ADDITION Block 17 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

CROWLEY ISD (912)

State Code: A Year Built: 2004

Personal Property Account: N/A Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

+++ Rounded.

Site Number: 07813007

Site Name: COLUMBUS HEIGHTS ADDITION-17-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,828
Percent Complete: 100%

Land Sqft*: 5,940 Land Acres*: 0.1363

Pool: N

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

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FKH SFR C1 LP

Primary Owner Address:

600 GALLERIA PKWY SE STE 300

ATLANTA, GA 30339

Deed Date: 7/15/2021

Deed Volume: Deed Page:

Instrument: D221207738

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS II LP	10/25/2018	D218240152		
SWAY 2014-1 BORROWER LLC	12/19/2014	D214279028	D214279028	
TARBERT LLC	10/14/2014	D214230355		
TROMLEE LLC	6/29/2013	D213174110	0000000	0000000
FLAKE PRISCILLA T	2/17/2005	D205047995	0000000	0000000
HIGHLAND HOMES LTD	3/4/2004	D204074840	0000000	0000000
HILLWOOD RLD LP	1/1/2001	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

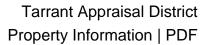
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$319,315	\$60,000	\$379,315	\$379,315
2023	\$320,120	\$60,000	\$380,120	\$380,120
2022	\$272,311	\$50,000	\$322,311	\$322,311
2021	\$206,337	\$50,000	\$256,337	\$256,337
2020	\$199,941	\$50,000	\$249,941	\$249,941

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.





There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

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